

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JULY 18, 2007
(Approved August 15, 2007)

The Planning Commission held their monthly meeting on Wednesday, July 18, 2007. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, and Kathryn Alexis. N. Lance Parson was not present. Also present, was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:02 p.m. and the pledge was recited.

Mr. Woessner moved to approve the July 18, 2007 agenda as presented. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

CITIZENS COMMENTS

No public comment.

1. MINUTES

Mr. Woessner moved to approve the minutes of the June 20, 2007 monthly meeting as amended. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote. Amendment is in the third paragraph under *Sharp Subdivision* add 'by' between 'signed' and 'the Chairman'.

Mr. Woessner moved to approve the minutes of the July 5, 2007 workshop meeting as presented. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

2. HIDDEN ACRE ESTATES

Mr. Ross Unruh, counsel for the applicant, and Anthony Hibbeln, of Hibbeln Engineering were present.

There was a review of Hidden Acre Estates final subdivision and land development plan last revised June 26, 2007 in accordance with Township Engineer letter dated June 29, 2007, Township Planner letter July 2, 2007 and Traffic Engineer letter dated July 12, 2007.

There was a discussion regarding the open space area. Mr. Woessner noted concerns of steep slopes and lack of access to the open space for maintenance if turned over to the township. Better marking of the trail was recommended. The following recommendations were provided.

1. Provide a step to the trail
2. Widen radius
3. Provide perennial plantings along the border
4. Post signs

There was a discussion regarding parking for maintenance vehicles and users of the open space. Mr. Woessner noted that no parking is allowed in the street and the plan contains 'no parking' signs on the street.

Mr. Woessner noted the applicant should prepare a letter to the Board of Supervisors to include an open space proposal.

Mr. Woessner noted the spruce rails on the proposed fence will not last more than three years, alternate material requested.

Mr. Woessner noted inconsistency on the sidewalk and driveway apron details on Sheet 16 of the plan.

3. NEUMAN SUBDIVISION

Mr. Stephen Kalis, counsel for the applicant, and Mr. John Diemer of Wilkinson Associates were present.

Mr. Woessner moved to recommend waiver from Section 304.3.G of the Subdivision and Land Development Ordinance to allow the plan to not comply with Step 1, as a fee-in-lieu of open space is being proposed. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

There was a review of Neuman Subdivision preliminary plans dated June 6, 2007 in accordance with Township Engineer letter dated July 3, 2007, Township Planner letter dated June 28, 2007 and Traffic Engineer letter dated July 10, 2007.

Applicant to comply with comments found in the consultant letters where action required. Applicant withdrew waiver request from Section 106.9 of the Driveway Ordinance.

Items found in the Traffic Engineer letter dated July 10, 2007 would be addressed in the HOP plan. Mr. Kalis noted that application has been made for the HOP and the HOP plan will be provided with the next submission.

Mr. Woessner noted the following:

1. Steep driveway on Lot 7
2. Roof drains should be 25' from the residence
3. Township Engineer to check into width requirement of the drainage easement - should it be 10' or 20?
4. Basin fence showing on wrong property – fence height should be specified
5. Tree sizes should be delineated on the sketch
6. The trees 36-54" DBH are not to be removed unless a waiver is obtained

Mr. Woessner moved to recommend waiver from Section 428.9 of the Subdivision and Land Development Ordinance to allow taking down of trees greater than 25" DBH and replace with at a ratio of 4:1 and show such proposed plantings on Landscapes Plan. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

4. STONE/MANLEY SUBDIVISION

Mrs. Wendy Manley, applicant, was present.

There was a review of Stone/Manley preliminary/final minor subdivision plan dated May 22, 2007 in accordance with Township Engineer letter dated June 21, 2007 and Township Planner letter dated June 27, 2007.

Applicant noted all items on the consultant letters will be complied with.

Mr. Woessner moved to recommend all twenty (20) waivers pertaining to the preliminary and final plan requirements as submitted by the applicant contained in document dated May 25, 2007 and identified in Township Engineer letter dated June 21, 2007 with the condition that all applicable requirements be addressed as part of the Enclave at Ellis Woods plan application and the granted waivers be identified on the plans for both the Stone & Manley application and the Enclave at Ellis Woods Road application. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

5. JOSEPH MCCANN CO INC.

Mr. Woessner moved to recommend sketch plan approval for the Joseph McCann Co Inc. sketch land development plan dated June 19, 2007 in accordance with draft resolution dated July 10, 2007. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

It was noted Master Planner classes are scheduled for October.

It was noted the next Zoning Taskforce Meeting is scheduled for July 30, 2007 at 7:00 p.m. and the next Planning Commission Meeting is scheduled for August 15, 2007 at 7:00 p.m.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 9:15 p.m. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary